



Appeal Decision

Site visit made on 18 June 2019

by Karen Taylor MSC URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: Thursday, 11 July 2019

Appeal Ref: APP/Y2810/D/19/3230333

Hillcrest, Pitsford Road, Chapel Brampton NN6 8BE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Gravett and Cochrane against the decision of Daventry District Council.
 - The application Ref DA/2019/0206, dated 5 March 2019, was refused by notice dated 3 May 2019.
 - The development proposed is first floor extension and alterations to create a contemporary two storey rear wing in place of the existing rear wing of dwelling in order to create four bedroom dwelling.
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Decision

1. The appeal is dismissed.

Procedural Issue

2. The Council has referred to policies SP1, RA6, ENV1 and ENV10 from the emerging Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029 which is scheduled to be examined in 2019. Given its stage of the plan preparation, these policies have only limited weight. They, nevertheless, are broadly in line with the adopted development plan policies which the Council also rely.

Main Issue

3. The main issue is the effect of the proposed extension on the character and appearance of the host building.

Reasons

4. The appeal site lies within an area of open countryside and the property is a traditionally constructed farmhouse dwelling, the character, design and appearance of which is sympathetic to its locality. The proposal would have a modern and contemporary design but would create a substantial two storey addition to the rear elevation of the dwelling which would be disproportionately large and thus have an unbalancing effect on the appearance of the building.
5. Although the extension would sit below the existing main roof of the house, this would not give it a subservient appearance or address the dominating effect on the host building. Moreover, despite the use of a proposed slit window next to the existing rear wall of the house, this would not allow the extension to be read as a separate entity. Although the footprint of the rear

- extension would not be increased from the existing, the sheer scale of the two-storey wing would overwhelm the original and traditional form of the farmhouse.
6. The proposed window details and excessive glazed areas would also pay little attention to the character of the farmhouse and although the proposed rustic materials would seek to reflect the appearance of farm buildings, they would be unsympathetic to the appearance of the host property.
 7. In terms of views into the site, the proposal would have a negligible impact from across the commercial garden centre due to existing vegetation and its position to the boundary. However, the height and mass of the proposed extension would be clearly viewed from the east along Pitsford Road. The side elevation would be unduly dominant in appearance, particularly with the contrasting materials and would be a prominent addition. This would be to the detriment of the character of property and its positive visual outlook from along this road.
 8. I therefore find that the development would be harmful to the character and appearance of the host building and would be contrary to Saved Policies GN1 (B), GN2 (A), EN42 (A), (C) of the adopted Daventry District Local Plan 1997; Policy S10 (i) of the adopted West Northamptonshire Joint Core Strategy 2014; and the adopted Designing House Extensions Supplement Planning Guidance document 1997. The aims of these policies are to protect the intrinsic character and beauty of the countryside; ensure that development respects its surroundings; takes account of local building traditions and materials; and reinforces the importance of local distinctiveness.
 9. For the same reasons the proposed development would fail to conform with the policies relating to achieving well-designed places and conserving and enhancing the natural environment as set out in section 12 and 15, of the National Planning Policy Framework (The Framework), specifically engaging paragraph 127 thereof, which ensures developments function well and add to the overall quality of the area; and are sympathetic to local character and history and those of paragraph 170, where decisions should contribute to and enhance the intrinsic character and beauty of the countryside.

Other Matters

10. I acknowledge the appellants' desire to enlarge the family house and that there is an alleged under supply of such larger properties in the district. However, these matters do not outweigh the concerns I have raised above.

Conclusion

11. Having regard to all matters raised, I conclude that the appeal should be dismissed.

Karen Taylor

INSPECTOR